

CA JURISDICTIONS with Mobilehome Park Rent Stabilization Ordinances
(Revised 2015)

City/County	DATE	# Pks/Spaces	% Increase	*Vacancy Control	**Committee/Board	Adopted by
Alameda County	12/1965	22 / 712	Automatic up to 5%	YES	Board of Supervisors	Ordinance
Azusa	01/1992	6 / 548	8%/75% of CPI	NO	—	Ordinance
Beaumont	10/1984	8 / 459	Established by Hearing	NO	2-2-1	Ordinance
Benicia	09/1978	4 / 317	Established by Hearing	NO	2-2-1	Ordinance
Calistoga	08/1984	5 / 569	Established by Hearing	NO	1-1-3	Ordinance
Camarillo	12/1981	4 / 747	Established by Hearing	NO	1-1-3	Ordinance
Capitola	11/1979 Repeal'd 8/11	8 / 623	Lesser of 5% or 60% CPI	YES	City Council	Ordinance
Carpinteria	03/1982	7 / 866	75% of CPI	YES	RentStabilization Commission	Ordinance
Carson	08/1979	28 / 2565	Set by Board	YES	2-2-3	Ordinance
Cathedral City	03/1983	10 / 2064	75% of CPI	YES	0-0-5	Initiative
Chino	08/1983	5 / 554	66% of CPI	NO	1-1-3	Ordinance
Cloverdale	08/1986	4 / 165	Set by Board	YES to 10%	0-0-3	Ordinance
Clovis	09/1978	6 / 582	Rent Review Commission	NO	1-1-3	Ordinance
Colton	06/1990	8 / 916	60% of CPI	NO	—	Ordinance
Cotati	11/1979	3 / 106	Set by Board	YES	Arbitration	Ordinance
Daly City	06/1980	1 / 501	Set by Board	NO	1-1-3	Ordinance

Delano	11/1984 Rpeal'd '94	4 / 310	50% of CPI	YES	1-1-3	Initiative
East Palo alto	11/1983	4 / 274	Set by Board	YES	_	Initiative
Escondido	06/1988	30 / 3585	Set by Board	YES	City Council	Initiative
Fairfield	11/1984	9 / 883	Set By Board	NO	1-1-3	Ordinance
Fontana	02/1987	10 / 684	100% CPI	NO	Rent Admin.	Ordinance
Fremont	02/1987	3 / 732	Greater \$10 or 70% CPI	YES	Hearing Officer	Ordinance
Fresno	12/1987	30 / 3942	Rent Review Commission	YES	1-1-3	Ordinance
Gardena	04/1987	27 / 1156	Rent Mediation With Arbitration	NO	3-3-3	Ordinance
Gilroy	05/1987	4 / 336	Less of 5% or 80% CPI	NO	NONE	Ordinance
Goleta	06/2002	4/500	75% CPI	10% 1-5 yrs	4-4-0 Meet & Confer Arbitration	Ordinance
Grover Beach	12/1987	3 / 140	Graduated CPI	YES 5%	City App. Mediator	Ordinance
Hawthorne	06/1979	11 / 327	Rent Mediation Board	NO	Rent Board	Ordinance
Hayward	02/1980	16 / 2160	Lesser of 3% or 60% CPI to 8%	NO	NONE	Ordinance
Hemet	05/1979	20 / 2805	Set by Board	NO	1-1-3	Initiative
Hollister	05/1989 Rpeal'd '94	1 / 235	Lesser of 8% or 80% CPI	NO	1-1-3	Ordinance
Indio	03/1984	6 / 528	75% of CPI	NO	Fair Practice Commission	Initiative
Lancaster	03/1985	27 / 2584	Set by Board	YES	1-1-3	Initiative

La_Verne	10/1994	8 / 1762	Lesser of 7% or CPI	No	Rent Admin	Ordinance
Lompoc	12/1983	7 / 654	75% of CPI to 10%	No	2-2-1	Ordinance

LA City	03/1988	62 / 5885	3-8% based on CPI	Lesser of 10% or comp rent in park	Determined by Rent Adj. Comm.	Ordinance
Los Gatos	10/1980	2 / 137	100% CPI or 5%	\$25 or average	Mediation/ Arbitration	Ordinance
Malibu	12/1991	2 / 527	75% of CPI	To 10%	-	Ordinance
Marina	11/2011	5 / 399	100% CPI	5% every 2 yrs	Rent Admin	Ordinance
Merced	5/1982	3 / 574	Set by hearing	NO	2-2-1	Ordinance
Milpitas	8/1992	3 / 521	50% CPI or 8%	Avg Rent	City Council	Ordinance
Modesto	10/2007	9 / 1400	100% CPI	10% every 5 yrs	Hearing Board	Ordinance
Montclair	11/1985	8 / 620	Lessor of 6% or 6% of CPI	NO	2-2-1	Ordinance
Moreno Valley	7/1987	7 / 809	Lessor of % or 65% CPI	With Limit	Park or Res Committee	Ordinance
Morgan Hill	03/1983	9 / 875	75% CPI	YES	1-1-3	Ordinance
Morro Bay	8/1986 Rev'sd 2004	15 / 641	75% of CPI 125% CPI Non-perm res	10-15% Cap	2-2-3	Ordinance
Napa	12/1983 Rpeal'd '85	22 / 1605	8% cap	-	1-1-5	Ordinance
Oakland	9/1980	3 / 49	Automatic 5%	NO	-	Ordinance
Oceanside	5/1982	20 / 2401	Lesser of 8% or CPI	YES	0-0-5	Ordinance
Oxnard	3/1983 Rev'sd '98	25 / 2780	Lesser of CPI or 4%, see Ordinance	YES 15% avg space rent	Hearg Adm/ RentRev Bd	Ordinance
Pacifica	09/1991	1 / 93	75% of CPI	NO	NONE	Ordinance
Palmdale	10/1985	15 / 1455	CPI or Arb Award	NO	1-1-3	Ordinance
Palm Desert	04/1980	4 / 676	75% of CPI	YES	5 picked	Ordinance
Palm Springs	04/1980	14 / 2242	75% of CPI	YES	0-0-5	Ordinance
Paramount	07/1987	17 / 1228	100% CPI	NO	2-2-0	Ordinance

Petaluma	02/1994	9 / 1006	Lesser of 100% CPI or 6%	NO	Arbitration	Ordinance
Pismo Beach	04/1981	2 / 412	Lesser of 6% or 75% of CPI	YES 10%	City Admin.	Ordinance
Pleasanton	02/1993	4 / 412	Lesser of 100% CPI or 5%	To 25% in 5 years	2-2-1	Ordinance
Pomona	05/1992	19 / 1836	Mediation	NO	Hearing Rent Board	Ordinance
Rancho Mirage	07/1982	6 / 882	75% of CPI	Avg Rent	1-1-5	Initiative
Redlands	12/1982	8 / 684	Lesser of 6-9% or 75% CPI	NO	0-0-3	Ordinance
Rialto	03/1992	12 / 1425	Rent Review Commission	YES	0-0-5	Ordinance
Riverside County	08/1983	124/12376	100% CPI	NO	2-2-1	Ordinance
Rocklin	05/1982	3 / 384	Guaranteed CPI	NO	1 and up	Ordinance
Rohnert Park	12/1987	5 / 1314	75% CPI or 4% cap	YES	5	Initiative
Salinas	10/1990	11 / 1437	75% CPI or 8% cap	NO	Rent Review Board	Ordinance
San Bernardino	09/1984	16 / 1487	Lesser of 4% or 75 % CPI	NO	None	Ordinance
San Francisco	06/1970	1 / 56	4-7% or 60% CPI	YES	—	Ordinance
San Jose	07/1985	70 / 11435	3-7% or 75% of CPI	YES	None	Ordinance
San Juan Capistrano	03/1979	7 / 1209	100% CPI	YES	2-2-1	Ordinance
San Luis Obispo City	06/1988	15 / 1551	100% CPI up to 5%, if higher, .75 of diff.	YES 10% (1x in 3 yrs)	Hearing Officer	Initiative
San Luis Obispo County	06/1988	39 / 2408	60% CPI	YES 10%	3 Rent Review Bd	Initiative
San Marcos	11/1980	17 / 3216	CPI or NOI	With Limit	Rent Review Commission	Ordinance
San Raphael	04/1990	1 / 397	3-7.5% or CPI	YES	None	Ordinance

Santa Barbara City	1984	5 / 232	75% CPI	10% 1-5 yrs	Arbitration	Ordinance
Santa Barbara County	09/1994	19 / 2161	75% CPI	10% 1-5 yrs	Arbitration	Ordinance
Santa Clarita	12/1990	15 / 2070	100% CPI with 6% cap	NO	–	Ordinance
Santa Cruz County	01/1979	36 / 2212	50% of CPI + pass through	YES	Hearing Officer	Ordinance
Santa Monica	04/1979	3 / 283	Set by Board	NO	–	Initiative
Santa Paula	06/1984	9 / 838	Lesser of 7% or 75% of CPI	10% 1-3 yrs	0-0-3	Ordinance
Santa Rosa	2004	14/2008	100% CPI or up to 6%	YES	Arbitration	Ordinance
Scotts Valley	11/1980	5 / 527	75% of CPI	YES	0-0-5	Ordinance
Sebastopol	Revised 08/1992	6 / 173	100% of CPI	NO	Arbitration	Ordinance
Simi Valley	03/1983	6 / 354	Rent Review Commission	NO	–	Ordinance
Sonoma County	06/1987	51 / 3736	100% CPI	YES	Arbitration	Ordinance
Thousand Oaks	07/1980 Rev'sd 2011	8 / 897	Designated 10 Yr Plan - see Ordinance	YES 10-15%	Rent Review Board	Ordinance
Ukiah	02/11 orig10/10	23/1043	100% CPI (cap 5% or less)	YES 10%	Arbitration	Ordinance
Union City	05/1980	3 / 918	90% of CPI or max of 7%	YES	–	Ordinance
Upland	12/1985 Rev'sd 1992	6 / 866	80% CPI or max of 7%	YES	Arbitration	Ordinance
Vacaville	12/1977	12 / 1126	Graduated CPI	NO	0-0-3	Ordinance
Vallejo	02/1982	17 / 1990	5%	NO	1-1-3	Ordinance
Ventura City	06/1981	18 / 1087	Lesser of 7% or 75% CPI	YES to 15%	Rent Review Bd.	Ordinance
Ventura County	02/1983	24 / 1421	Soc. Sec COLA 2%-8%, see Ord.	YES to 15%	0-0-3	Ordinance

Watsonville	03/1989	5 / 717	70% of CPI or 5%	NO	–	Ordinance
West Covina	09/1984	2 / 265	Less of 5-9% or 100% CPI	NO	Human ResourcesComm.	Ordinance
Windsor	08/1992	4-5 / 567	100% CPI cap 6%	NO	Arbitration	Ordinance
Yucaipa	12/1990	42 / 4425	80% CPI 5% cap	Only annual increase allowed	Rent Review Commission	Ordinance

* **Vacancy Control** – **YES** indicates that there are % or \$ limits as to how much rents can be increased at change of ownership of the mobilehome. Some RCO's exclude any increase in inheritance situations; others do not.

** **Comm/Boards** – Refers to who decides whether a rent increase higher than the ordinance permits would be approved, disapproved or modified. Various jurisdictions responded with different types of comments. In a 3 number response, the first # equals how many park owner reps serve on a board or committee, the 2nd # equals how many resident reps and the 3rd # equals people who would "neutral".

Revised by GSMOL: March, 2015

